

Duo Park

Gillibrands Road, Skelmersdale, WN8 9TA

Warehouse | 47,236 - 145,391 ft²



BREEAM Excellent



New Build units



Secure site



Steel portal frame



Fully fitted first floor offices



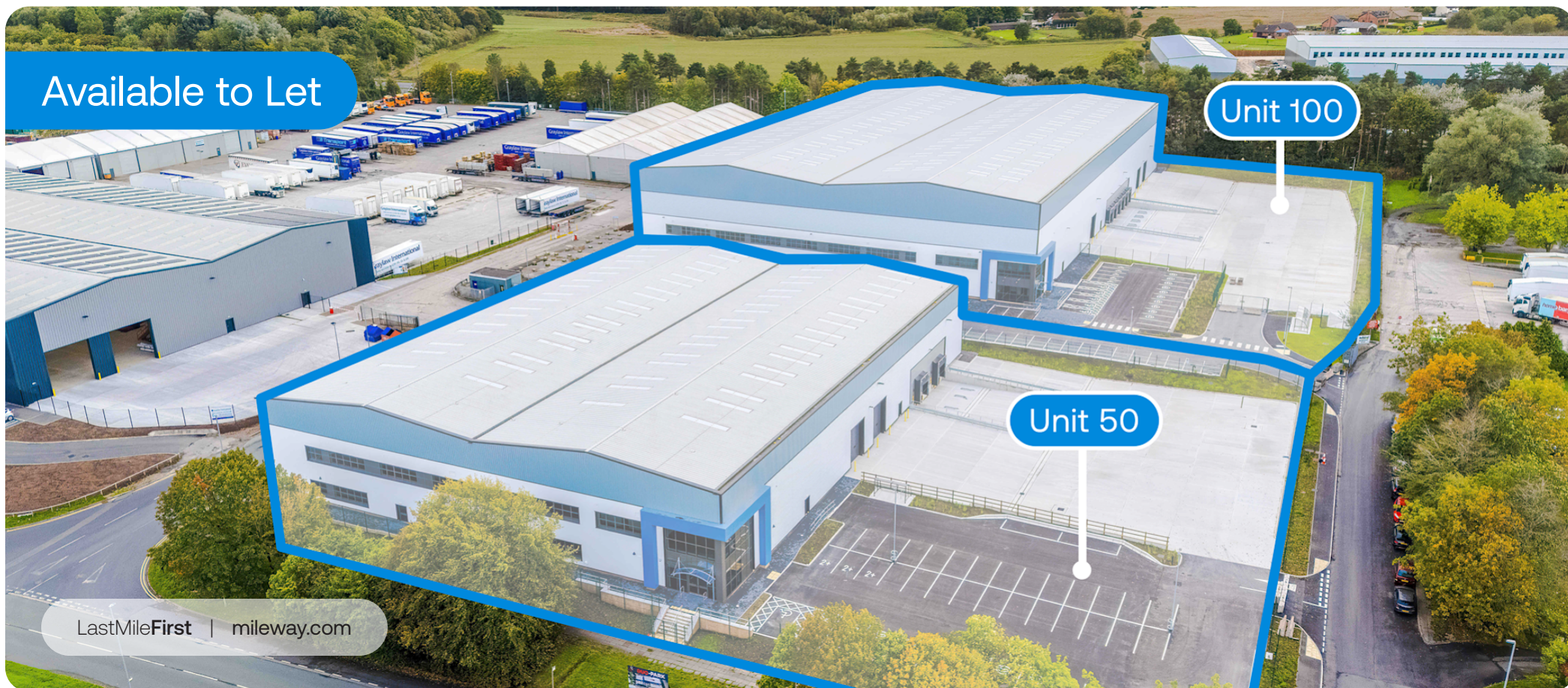
Dock and level access loading

Available to Let

Unit 100

Unit 50

LastMileFirst | mileway.com

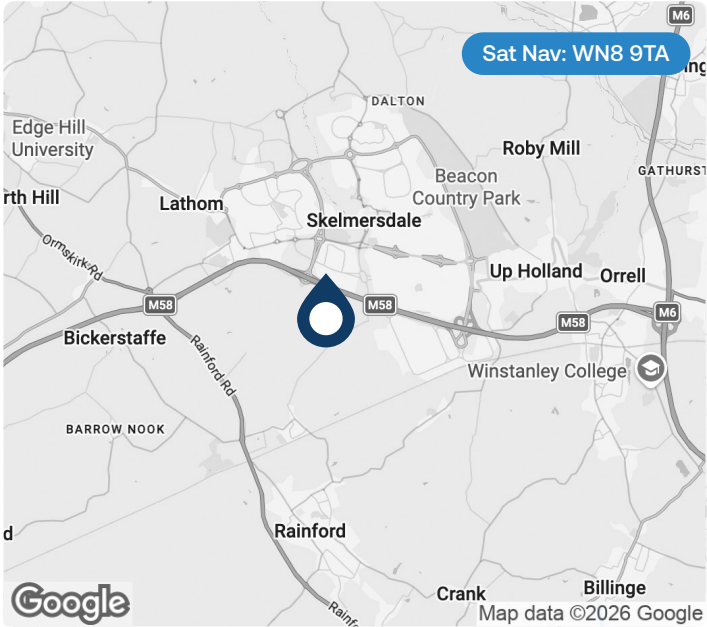


Location & Connections

The units are situated in the East Gillibrands area of Skelmersdale which is 5 minutes' drive from J4 of the M58 which in turn links into the M6 motorway to the east and north Liverpool and the M57 motorway to the west.

Skelmersdale is an established industrial location with a number of large occupiers including Walkers, Kammac, DHL, UKi, Graylaw Group and ASDA.

By Road from WN8 9TA	
M6/M58 Intersection	4.3 miles
Port of Liverpool	17.0 miles
Liverpool John Lennon Airport	25.5 miles
Manchester Airport	31.1 miles



Gallery





Description

Duo-Park is a new build speculatively developed industrial and logistics development providing a total of 145,391 sq ft across two units of 47,236 and 98,155 sq ft. Each unit has been built to a high specification, comprising steel portal frame construction, profile metal cladding and secure self-contained sites. The scheme has been accredited with BREEAM Excellent certification.

Unit 50 benefits from 10m eaves, 5,617sf of high-quality integral office/ ancillary accommodation, 2 dock loading doors, 2 level access doors, and 37 car parking spaces including 4 EV bays.

Unit 100 benefits from 15m eaves, 8,017sf of high-quality integral office accommodation including showering facilities and a kitchenette, 6 dock loading doors, 3 level access doors, and 87 car parking spaces including 9 EV bays.

Both units are available immediately and can be leased independently or as a whole.

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Alex Perratt
B8 Real Estate
alex@b8re.com
07951 277612

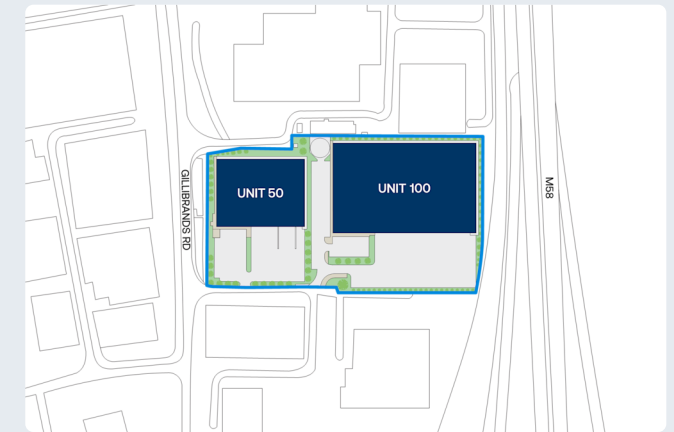
Jon Thorne
jon@b8re.com
0151 675 5000

Tristan Boulter
Mileway
northwest@mileway.com
01925 358160

Rob Taylor
CPP
rob.taylor@cpp.uk
07825 193365

Jack Sullivan
CPP
Jack@cpp.uk
07824 442173

Laurence Davies
CPP
Laurence@cpp.uk
07385 410942



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit 50	Warehouse	41,619	Immediately	A
Unit 50	Office	5,617	Immediately	A
Total	-	47,236	-	-

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit 100	Warehouse	90,138	Immediately	A
Unit 100	Office	8,017	Immediately	A
Total	-	98,155	-	-

Specification:

To Underside of Haunch	Dock Loading Doors
Duo 50: 10m	Duo 50: x2
Duo 100: 15m	Duo 100: x6
Car Parking Spaces	Level Access Doors
Duo 50: 37	Duo 50: x2
Duo 100: 87	Duo 100: x3

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway